**Key: 2117**

# Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 2,269

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| AKAR ABDALLAH I TRUSTEE<br>ANGUELOVA ANGUELINA TRUSTEE<br>1 HILLSIDE PLACE<br>CAMBRIDGE, MA 02140 | 38-92-0 | 167 AMBERGRIS CIRCLE |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| AKAR ABDALLAH I TRUSTEE | 07/21/2021 | B | 100 | 34314-279 |
| AKAR REALTY ENTERPRISES L | 11/30/2020 | B | 100 | 33519-84 |
| AKAR ABDALLAH | 03/20/2020 | O | 595,000 | 32773-176 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

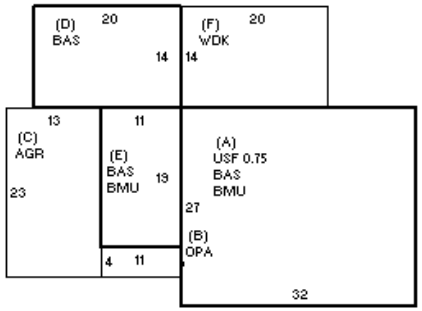
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 453 | 07/27/2020 | 2 | ADD | 46,494 | 12/15/2020 | NF | 100 | 100 |
| 23 | 01/15/1998 | 2 | ADD | 15,000 | 04/28/1999 | JB | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | St Ind | Infl | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 15,570 | 2 1.00 | 2-A 1.00 | A 1.00 | 767,200 | 2.73 | A 1.00 | R19 3.50 | | | 747,350 |

| TOTAL | 15,570 SF | ZONING | RM | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | NBHD 2 | NOTE | | | |
| St Ind | SALTWORKS | | | | |
| Infl | AVERAGE | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 747,400 | 705,100 |
| BUILDING | 443,100 | 418,400 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **1,190,500** | **1,123,500** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 12/15/2020

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 4 | 1.02 | CAPE [100%] |
| QUALITY | A | 1.00 | AVG [100%] |
| FRAME | 1 | 1.00 | WD FRAME [100%] |

| MEASURE | 2/22/2018 | NF |
|---|---|---|
| LIST | 2/22/2018 | EST |
| REVIEW | 1/20/2021 | MR |

| YEAR BLT | 1975 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 2,001 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $299 | OVERALL | 1.070 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 7 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 6 | $8,346 |
| GARAGE SPACES | 1 | 1.00 |
| % BSMT FIN | 0 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| # OF UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 3 | FOUN WALL | 1.00 |
| EXT COVER | 1 | WD SHINGLE | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/CMP SH | 1.00 |
| FLOOR COVER | 1 | HARDWOOD | 1.00 |
| INT FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOL | 11 | HTWT/CL AIR | 1.05 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BMU | N | BSMT UNFINISHED | 1,073 | | 60.42 | 64,826 |
| + | BAS | L | BASE AREA | 1,073 | 1975 | 263.76 | 283,010 |
| A | USF | L | UPPER STORY FIN | 648 | 1975 | 196.72 | 127,473 |
| B | OPA | N | OPEN PORCH | 44 | | 53.50 | 2,354 |
| C | AGR | N | ATT GARAGE | 299 | | 46.12 | 13,789 |
| D | BAS | L | BASE AREA | 280 | 2020 | 263.76 | 73,851 |
| F | WDK | N | WOOD DECK | 280 | | 41.94 | 11,744 |
| | F21 | O | FPL 2S 1OP | 1 | | 10,861.60 | 10,862 |
| | ODS | O | OUTDOOR SHOWER | 1 | | 2,584.10 | 2,584 |

| TOTAL RCN | 598,840 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT/ELEC | A |

| EFF.YR/AGE | 1981 / 42 | | |
|---|---|---|---|
| COND | 26 | 26 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 26 | % GD | 74 |
| RCNLD | | | $443,100 |